

013.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

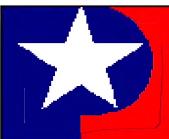
936,900 / 936,900

USE VALUE:

936,900 / 936,900

ASSESSED:

936,900 / 936,900

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
13-15		DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SZYMANSKI WYTEK	
Owner 2: BEZBORODNIKOVA INNA	
Owner 3:	

Street 1: 13 DOROTHY ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SZYMANSKI WYTEK -

Owner 2: -

Street 1: 13 DOROTHY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2672 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/Ha: 0.11336

Total SF/SM: 4938

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,513

Spl Credit

Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

936,900 / 936,900

936,900 / 936,900

936,900 / 936,900

User Acct	10277
GIS Ref	
GIS Ref	
Insp Date	02/22/18

1270!	
PRINT	Date Time
12/29/21	19:46:39

Prior Id # 1: 10277	
Prior Id # 2:	
Prior Id # 3:	

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average															
Color:	WHITE			A Kits:	1	Rating:	Good															
View / Desir:				Frl:		Rating:																
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C - Average			CONDOS INFORMATION																		
Year Blt:	1930	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		2	6	2										
Sec Int Wall:		%		Economic:			%	Additions:														
Partition:	T - Typical			Special:			%	Kitchen:														
Prim Floors:	3 - Hardwood			Override:			%	Baths:														
Sec Floors:		%		Total:		31	%	Plumbing:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	180.00	COMPARABLE SALES				Heating:												
Bsmnt Gar:				Size Adj.: 1.04296398		Rate	Parcel ID	Typ	Date	Sale Price												
Electric:	3 - Typical			Const Adj.: 0.98000199																		
Insulation:	2 - Typical			Adj \$ / SQ: 183.979																		
Int vs Ext:	S			Other Features: 104937																		
Heat Fuel:	2 - Gas			Grade Factor: 1.00																		
Heat Type:	5 - Steam			NBHD Inf: 1.00000000																		
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC: 100		LUC Factor: 1.00																		
Solar HW:	NO	Central Vac: NO		Adj Total: 692307																		
% Com Wal		% Sprinkled		Depreciation: 214615		Juris. Factor:			Before Depr:	183.98												
				Deprecated Total: 477692		Special Features: 0			Val/Su Net:	105.06												
						Final Total: 477700			Val/Su SzAd:	178.78												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.0-0004-0004.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700		4,700					
More: N				Total Yard Items:				4,700	Total Special Features:								Total:	4,700	AssessPro Patriot Properties, Inc			